



## St Albert Alberta

\$344,900

Welcome to #23 35 Grandin Road -- a spacious 3-bedroom condo backing GRANDIN POND & ECO PARK, this well-maintained complex with NO AGE Restrictions. Enjoy the comfort of a double attached garage, generous living areas, and a peaceful setting with nature right out your back door. The upper 2 floors boast an inviting layout that includes a sun-filled living room w/ hardwood flooring, a formal dining area & an updated kitchen. Step outside through the patio doors from the dinette & take in the tranquil views from your private deck. Upstairs, unwind in the stunning family room featuring a cozy STONE F/P--perfect for relaxing evenings. Downstairs, the spacious primary suite awaits w/ a walk-in closet & full ensuite bath. 2 additional large bedrooms & a generous utility/storage room feat. NEWER MECHANICAL systems including the furnace, humidifier & hot water tank--provide ample living space. Close to schools, shopping, public transit, & endless outdoor trails! (id:6769)

Primary Bedroom 3.34 m X 4.42 m

Bedroom 2 2.94 m X 3.34 m

Bedroom 3 2.92 m X 3.96 m

Living room 3.44 m X 4.76 m

Dining room 2.95 m X 4.03 m

Kitchen 3.14 m X 2.63 m

Family room 4.15 m X 6.08 m

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

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